160.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,400 / 852,400
					USE VALUE:	852,400 / 852,400
					ASSESSED:	852,400 / 852,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINNS RICHARD A--ETAL
Owner 2:	MINNS DEBORAH M
Owner 3:	
Street 1:	64 CLAREMONT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 2295 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10923.000	329,000		523,400	852,400
Total Card	0.251	329,000		523,400	852,400
Total Parcel	0.251	329,000		523,400	852,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.42 | /Parcel: 371.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106726

GIS Ref

GIS Ref

Insp Date 06/07/18

!12514!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,000	0	10,923.	523,400	852,400		Year end	12/23/2021
2021	101	FV	319,200	0	10,923.	523,400	842,600		Year End Roll	12/10/2020
2020	101	FV	319,200	0	10,923.	523,400	842,600	842,600	Year End Roll	12/18/2019
2019	101	FV	250,600	0	10,923.	523,400	774,000	774,000	Year End Roll	1/3/2019
2018	101	FV	250,600	0	10,923.	463,600	714,200	714,200	Year End Roll	12/20/2017
2017	101	FV	250,600	0	10,923.	388,800	639,400	639,400	Year End Roll	1/3/2017
2016	101	FV	250,600	0	10,923.	388,800	639,400	639,400	Year End	1/4/2016
2015	101	FV	244,700	0	10,923.	336,500	581,200	581,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:58:22

LAST REV

Date	Time
07/03/18	15:00:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12514

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19983-288		8/1/1989		260,000	No	No		Y

USER DEFINED

Prior Id # 1:	106726
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2011	1086	Re-Roof	8,260					
7/2/1997	366		24,750					AD TO KIT/BA-WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Meas/Inspect	BS	Barbara S
10/29/2008	Meas/Inspect	163	PATRIOT
1/20/2000	Missed Appt.	264	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
7/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10923		Sq. Ft.	Site		0	70.	0.68	8									523,383						523,400	

Total AC/HA:	0.25076	Total SF/SM:	10923	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	523,383	Spl Credit		Total:	523,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10751629
Const Adj.:	0.99989998
Adj $ / SQ:	143.963
Other Features:	97700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476854
Depreciation:	147825
Depreciated Total:	329029

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

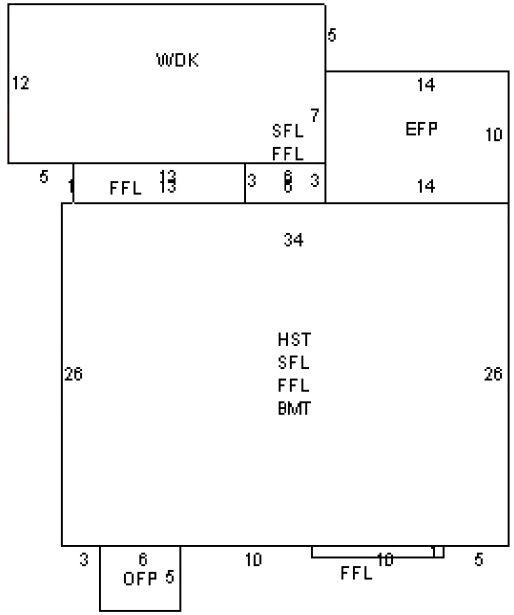
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	143.96
Special Features:	0	Val/Su Net:	90.46
Final Total:	329000	Val/Su SzAd	143.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	951	143.960	136,909
SFL	Second Floor	902	143.960	129,854
BMT	Basement	884	43.190	38,179
HST	Half Story	442	143.960	63,632
WDK	Deck	288	9.470	2,728
EFP	Enclos Porch	140	46.670	6,533
OFP	Open Porch	30	44.000	1,320
	Net Sketched Area:	3,637	Total:	379,155
Size Ad	2295	Gross Area	4079	FinArea 2295

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7 X 14	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc